



Anawim

HOUSING

Spring Newsletter 2013

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GROWING TO MEET THE AFFORDABLE HOUSING NEED

BY RUSS FRAZIER, ANAWIM HOUSING PRESIDENT

The cost of rental housing in the Des Moines area is going up while the number of available units is decreasing, states a recent market study conducted by CBRE | Hubbell Commercial. This troubling trend is leaving many families with few options for quality, affordable housing. Fortunately, Anawim Housing is rapidly expanding to meet this need.

By the end of 2013, Anawim will have added more than 100 new, affordable rental units to our list of housing options over the course of two years. And we project more than 100 more homes will be added in the next two years.

It is through managed and strategic growth that Anawim seeks to fill this vital housing need for our community. However, we have not done it alone. We have many community partners to thank along with a visionary Board of Directors and a committed staff. We are also thankful for the generous financial support of many donors who remain committed to our ideal that Home Is Everything.

The key to our growth is the sustainability of our existing portfolio. We are dedicated to the proper care and maintenance of every home we own, for it is that legacy on which we continue to build. We look forward to sharing more about the Legacy of Anawim Housing throughout 2013.

ANAWIM HOUSING PROPERTY TOURS

“A favorite part of my job is seeing a child’s face when they walk into their home for the first time. It is a feeling of joy that every little girl and boy should experience,” shares Housing Manager Kristen Langer. Between the renovations, new construction, grant applications and board meetings, at the end of the day, Anawim Housing is all about giving the “joy of coming home” to our tenants. It is the job of our Housing Managers to make that feeling a reality for the families that turn to us for a place to call home. It is the opportunity for all of us at Anawim to help tell that story, share that experience with you, our donors.

The best way to see the value of your gift to us is to see our homes in person. Walking through the front door of one of our properties is to catch a glimpse of what our families experience when they move in. When they finally breathe a sigh of relief that they have found a place they can afford, a place they can love, a place where they can all live safely and together. “Ed and I had been donating to Anawim for years because we valued their mission and had loved what we had read about the organization, but the first time I actually toured one of the homes it changed everything. The house was beautiful; so clean and well cared for. It filled me with all the emotions I imagine a young mom experiencing when she moves in,” says Anawim Housing Board Member Sue Kenny.

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Anawim hopes to share those feelings with even more people by continuing our tradition of property tours several times a year. Guests arrive at our headquarters on Forest Avenue, grab a complimentary lunch and hop on a comfortable motor coach with a tour guided by our President, Russ Frazier. “We make sure



people are able to see inside at least one of our homes, although my favorite part of the tour is when we drive down 6th Avenue and Russ points out our houses. By the end

of the block, the passengers are calling out with him, ‘Anawim property, not Anawim property, Anawim property’. The impact we’ve made on those streets is so clear, even from the curb,” says Tim Davis, Director of Property Services.

By joining us on our next property tour, you too can experience the impact – whether from the street or around the kitchen counter – Anawim Housing has made on our neighborhoods and the families we serve.

COMPLETED CONSTRUCTION IS JUST THE BEGINNING

When Anawim Housing finished construction in October on Forest & Fields, our newest homes, the work was just beginning for our staff. Phones had been ringing since we broke ground on these developments. Now it fell to Monica Muhammad, Director of Property Management, to find just the right people for these new homes. The new homes had a long list of interested tenants and it was Monica’s job to review those applicants and find the ones best suited for the homes.

Small things tell Monica a great deal about potential tenants: bringing in the proper materials, responding to phone calls promptly and showing up to appointments. The more serious and responsible they are, the more likely it is that the applicants will become good tenants in the future.

“It’s always good when I meet with people who are excited and genuine. The really good tenants are always

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ANAWIM HOUSING STAFF:

Kristi Baker <i>Receptionist/Property Management Assistant</i>	Leslie Onthank <i>Office Manager</i>
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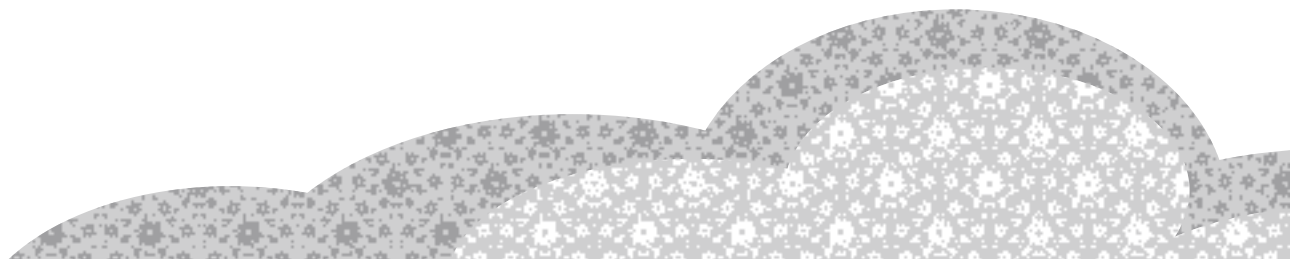
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Anawim Housing is building stability to rebuild lives through safe and stable homes for families.



NEIGHBORHOOD SPOTLIGHT: RIVER BEND

family building constructed in 1906 to a single-family home built in 2002. In renovating these homes, Anawim Housing paid special attention to details that kept the appeal of the neighborhood while still making homes livable for our tenant families.

“At Anawim Housing, we are sensitive to each neighborhood, recognizing that each is unique. We make every effort to have our houses remain true to their surroundings,” says Russ Frazier, Anawim Housing President.

Through renovations that still keep the charm, Anawim Housing is helping to improve communities throughout the metro while maintaining their distinct character. Each house that is saved and renovated is another house that is cared for, another house that the neighborhood can feel proud of, another house a family calls home.

“We have partnered with Anawim Housing on a few projects and we appreciate that the historic homes they own are well taken care of,” says Aaron Todd, Vice-President of the River Bend Neighborhood Association and co-founder of the 6th Avenue Corridor organization. “Anawim fulfills a great need for affordable housing, offering a service that is desperately needed for houses that are safe and nice for people to live in.”



Anawim Housing has homes in neighborhoods all over the Des Moines metro: south side, north-east side and in central Des Moines. Each neighborhood has its own

After



Before

personality, character and history. In each neighborhood, Anawim Housing homes strive to adhere to the character of the neighborhood – building or renovating to keep the cohesion of the neighborhood. Anawim Housing has 18 properties, that provide homes for 60 families in the River Bend neighborhood – an area with historic background. These 60 Anawim homes in the River Bend area range in age and design from a Queen-Anne style home built in 1880 to a multi-